



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/3/2015

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00120 BLACKS HATCHERY – Proposed minor use permit for a wireless communication facility on an existing building with one antenna, four RRUs, two raycaps, two equipment cabinets, one GPS antenna, and one meter pedestal. Site location is 6252 Moonstone Beach Dr, Cambria. APN: 022-381-012

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date	Name	Phone

1. General APPLICATION for

San Luis Obispo County Department of Planning and Building

MINOR USE PERMIT

WIRELESS COMMUNICATION FACILITY ON EXISTING BUILDING WITH ONE ANTENNA, NOCST/ CAMB

AS CAZ CSC LCP REC VSA

APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit
- Zoning Clearance
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Other
- Tree Permit
- Site Plan
- Minor Use Permit
- Variance
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit

APPLICANT INFORMATION *Check box for contact person assigned to this project*

Landowner Name Blacks Hatchery & Turkey Farms Inc. Daytime Phone 805-238-2619
 Mailing Address PO Box 486 Paso Robles, CA 93446 Zip _____
 Email Address: _____

Applicant Name Verizon Wireless Daytime Phone _____
 Mailing Address 2785 Mitchell Drive, Bldg 9 Walnut Creek, CA Zip 94598
 Email Address: _____

Agent Name Tricia Knight Daytime Phone (805) 448-4221
 Mailing Address 123 Seacliff Dr. Pismo Beach Zip 93449
 Email Address: triciaknight@charter.net

PROPERTY INFORMATION

Total Size of Site: .6 Acres Assessor Parcel Number(s): 022-381-012
 Legal Description: PM 43/76 PAR 2.
 Address of the project (if known): 6252 Moonstone Beach Dr. Cambria, CA 93428
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 1 North, left on Weymouth St, right on Moonstone Drive, site is on right.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Motel

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Installation of the following:
(1) antenna, (4) RRU's, (2) raycaps, (2) equipment cabinets, (1) GPS antenna, (1) meter pedestal

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature See Attached Date 1/27/15
Authorization

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

2. LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: Commercial Industrial Residential
 Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): none

Describe existing and future access to the proposed project site: Moonstone Beach Rd.

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site?: _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Motels South: Motels
East: Highway 1, public use West: Moonstone Beach Dr., public use

For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: n/a sq. feet acres

Total area of grading or removal of ground cover: n/a sq. feet acres

Number of parking spaces proposed: n/a Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

N/A Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? Yes If yes, please submit copy No

N/A Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? Yes If yes, please submit copy No

N/A Fire Agency: - List the agency responsible for fire protection: _____

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

N/A Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

3. ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer **ALL** of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: .6084 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Highway 1 and Moonstone Beach Drive

N/A

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

N/A

Community Service Information

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: none _____
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include **two** copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: 7 _____ Hours of Operation: 24 _____
2. How many people will this project employ? one / once a month _____
3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
 If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail: _____

7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
If yes, please describe _____

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): none
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: none

* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: Faux chimney

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Conditional Use Permit

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

6. SUMMARY SHEET - RF EXPOSURE

San Luis Obispo County Department of Planning and Building File No _____

SUMMARY SHEET FOR RF EXPOSURE

This sheet should accompany the report required by Sections 22.30.180 and 23.08.284a(2)

Land Owner: Blacks Hatchery & Turkey Farms Inc.
Applicant: Tricia Knight
APN: 022-381-012

1. Is this the only transmitting facility proposed or permitted on this property?
 Yes No (please answer questions 7 - 9)
2. Structure type Freestanding Building/Roof mounted Other
3. Will the lowest point of the antenna be at least 10 meters above the ground? Yes No
4. Please indicate height above ground of lowest point of the antenna 28.8 Feet
5. Indicate the estimated exposure from this facility See RF Reports
6. What percent of the FCC guidelines does this represent? See RF Reports

CUMULATIVE ANALYSIS

7. Enter number of transmitting facilities on site: n/a
8. Indicate the total estimated RF exposure from this site: n/a
9. What percent of the FCC guidelines does this represent? n/a

PROPOSED MITIGATION

Signature

FOR MORE INFORMATION

For questions, contact Airlin Singewald, County Planner, at (805) 781-5198 or by email: asingewald@co.slo.ca.us.

On-site pre-application meetings can be arranged to discuss design issues and potential locations. We encourage you to schedule a pre-application meeting in advance of completing lease negotiations and applications for new wireless communications facilities.

verizon wireless

MOONSTONE BEACH SC1

PSL # 291688
 6552 MOONSTONE BEACH DR.
 CAMBRIA, CA 93428
 LATITUDE: 35° 34' 25.27" N
 LONGITUDE: 121° 06' 43.36" W

811 CALL 811
 WWW.CALL811.COM

CONTRACTOR TO CALL TO VERIFY UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO DIGGING

Know what's below.
 Call before you dig.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/31/14	90% ZONING	JE
1	10/27/14	90% ZONING	JE
2	03/05/15	100% ZONING	OB



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon wireless

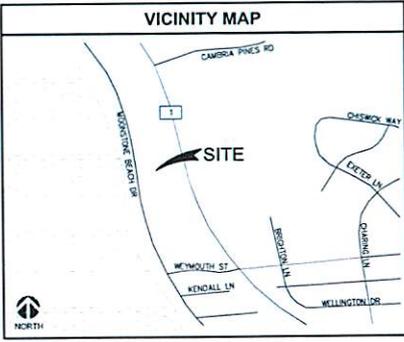
2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

MOONSTONE BEACH SC1
 PSL # 291688
 6552 MOONSTONE BEACH DR.
 CAMBRIA, CA 93428
 LATITUDE: 35° 34' 25.27" N
 LONGITUDE: 121° 06' 43.36" W

SHEET TITLE:
TITLE SHEET

T-1

PROJECT TEAM	
SITE ACQUISITION VYONNE FINTO SAC WIRELESS 1851 HERITAGE LANE, SUITE 182 SACRAMENTO, CA 95818 TELEPHONE: (415) 610-0698	PLANNING TRICKA KNIGHT TSK CONSULTING INC 123 SEACUFF DR PESADO BEACH, CA 93449 TELEPHONE: (925) 448-4221
ARCHITECT: SAC WIRELESS LLC NESTOR POPOVICH, AIA 585 AVENIDA ENRIQUES SUITE 142-B CARLSBAD, CA 92009 CONTACT: CARLOS CASTELLANOS TELEPHONE: (760) 796-5211 FAX: (760) 934-0908	ENGINEER: SAC WIRELESS, LLC TAHJAY RAMIREZ, P.E. 585 AVENIDA ENRIQUES SUITE 142-B CARLSBAD, CA 92009 TELEPHONE: (760) 796-5207 FAX: (760) 934-0908
SURVEYOR: SMITHCO SURVEYING ENGINEERING P.O. BOX 81626 SACRAMENTO, CA 95820 CONTACT: GREG SMITH TELEPHONE: (916) 326-1217	UTILITY COORDINATOR: VINCELEANE 4622 NORTHGATE BLVD, SUITE 120 SACRAMENTO, CA 95824 CONTACT: ASHOK UJAGAR TELEPHONE: (916) 678-7758



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DR, WALNUT CREEK, CA 94598 TO: 6552 MOONSTONE BEACH DR, CAMBRIA, CA 93428

HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
 TURN RIGHT ONTO OAK GROVE RD
 TAKE THE 2ND RIGHT ONTO YONACCO VALLEY RD
 YONACCO VALLEY RD TURNS SLIGHTLY RIGHT AND BECOMES HILLSIDE AVE
 TURN LEFT ONTO THE INTERSTATE 580 S RAMP TO SAN JOSE
 MERGE ONTO I405 S
 TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES
 TAKE THE CAL 50 EXIT TOWARD CAMBRIA
 TURN RIGHT ONTO CAL 49 WIRELESS VALLEY RD
 TURN RIGHT ONTO CAL 1 N
 TURN LEFT ONTO HENRYOUTH ST
 TURN RIGHT ONTO MOONSTONE BEACH DR

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- (1) NEW VERIZON WIRELESS ANTENNA TO BE INSTALLED
- (1) NEW VERIZON WIRELESS RISPS TO BE INSTALLED WITH NEW FALX CHIMNEY
- (1) NEW VERIZON WIRELESS EQUIPMENT CABINET TO BE INSTALLED
- (1) NEW VERIZON WIRELESS GPS ANTENNA TO BE INSTALLED
- (1) NEW METERS FEDESTAL TO BE INSTALLED
- (1) NEW 6'x2' HIGH WOODEN FENCE ENCLOSURE

PROJECT SUMMARY	
APPLICANT/LESSEE Verizon Wireless 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 OFFICE: (925) 279-6000	ASSESSOR'S PARCEL NUMBER 022-041-012
APPLICANT'S REPRESENTATIVE SAC WIRELESS 1057 LA VISTA ROAD SANTA BARBARA, CA 93110 CONTACT: CRAIG ENGEL TELEPHONE: (805) 460-0308	
PROPERTY OWNER: OWNER: BLACKS HATCHERY AND TURKEY FARMS, INC. ADDRESS: PO BOX 486 PASO ROBLES, CA 93446 CONTACT: MATT MASSA TELEPHONE: (805) 238-2819	
PROPERTY INFORMATION: SITE NAME: MOONSTONE BEACH SC1 SITE NUMBER: 291688 SITE ADDRESS: 6552 MOONSTONE BEACH DR, CAMBRIA, CA 93428 JURISDICTION: CITY OF CAMBRIA LATITUDE: 35° 34' 25.27" N LONGITUDE: 121° 06' 43.36" W	
CONSTRUCTION INFORMATION AREA OF CONSTRUCTION: 79.50 FT OCCUPANCY: U TYPE OF CONSTRUCTION: V-B CURRENT ZONING: RECREATION HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.	

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS BY NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE	
1. 2013 CALIFORNIA ENERGY CODE	5. 2010 CALIFORNIA GREEN BUILDING CODE (NEW)
2. 2013 CALIFORNIA BUILDING CODE	6. 2013 CALIFORNIA MECHANICAL CODE
3. 2013 CALIFORNIA ELECTRICAL CODE	
4. 2013 CALIFORNIA FIRE CODE	

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	2
C-1	SITE SURVEY	3
C-2	SITE SURVEY	3
A-1	SITE PLANS	2
A-2	PARTIAL ROOF PLAN & EQUIPMENT LAYOUT	2
A-3	SOUTH & EAST ELEVATIONS	2
A-4	DETAILS	2

ZONING DRAWINGS - NOT FOR CONSTRUCTION

SAC WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

VERIZON WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

NOTES:

OWNER(S): BLACKS HATCHERY AND TURKEY FARMS, INC.

APN: 022-381-012

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4231-070206, DATED JULY 31, 2014. WITHIN SAID TITLE REPORT THERE ARE SIX (6) EXCEPTIONS LISTED, TWO (2) OF WHICH ARE EASEMENTS, AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06079C, PANEL NO. 05280, DATED NOVEMBER 16, 2012, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 35° 34'25.07" N, NAD 83
LONG. 121° 06'43.36" W, NAD 83
ELEV. 48.6' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.190 for 1--A accuracy ($\pm 20'$ horizontally and $\pm 3'$ vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1' foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP 00AL-87-209, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, FILED FOR RECORD AUGUST 2, 1988 IN BOOK 43, PAGE 76 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

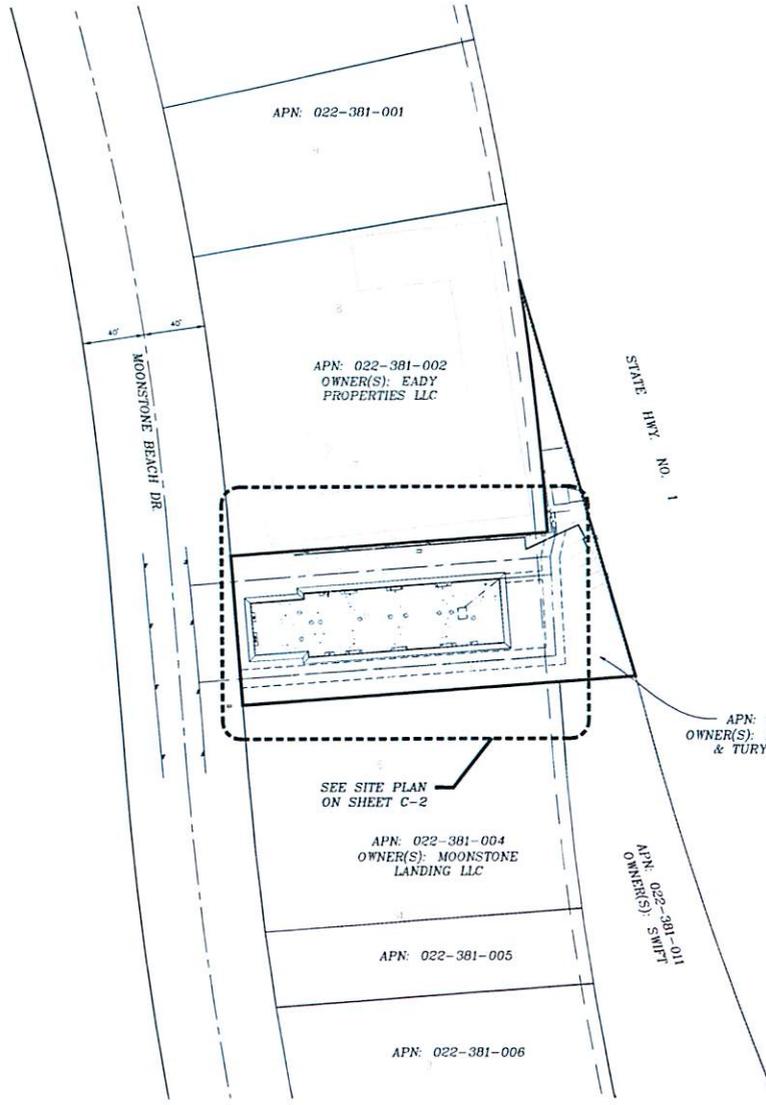
APN: 022-381-012

EASEMENT(S) PER TITLE REPORT:

3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 17, 1984 IN BOOK 352, PAGE 119 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(F)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT, FOR PUBLIC UTILITIES AND MODERATA PURPOSES.
*** PLOTTED AS SHOWN HEREON ***

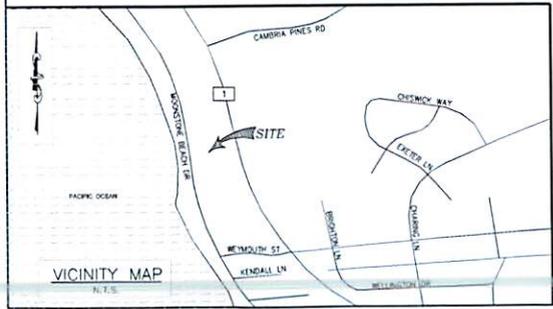
4. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY 1 HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED DECEMBER 14, 1971 AS INSTRUMENT NO. 35190 IN BOOK 1644, PAGE 581 OF OFFICIAL RECORDS.
*** PLOTTED AS SHOWN HEREON ***

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81023 BAKERSFIELD, CA 93380
PHONE: (805) 933-1237 FAX: (805) 933-1238



LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB
- POC
- POINT OF BEGINNING
- POINT OF COMMENCEMENT



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/02/14	PRELIMINARY	SL
1	10/28/14	LEASE/TENANTS	SL
2	02/18/15	TITLE REVIEW	SL
3	02/23/15	EASEMENT R/W	DL

SMITHCO JOB NO.: 82-320

WIRELESS
1865 AVENUE ENRIQUETA, SUITE 142B
CARLSBAD, CA 92008
CITY: (760) 796-6300
FAX: (760) 791-6088

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THE SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO WIRELESS.
NO USE OR DISCLOSURE OTHER THAN AS PERMITTED TO WIRELESS & PROJECT MEMBERS

verizon wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

PRELIMINARY

291688
MOONSTONE BEACH SCI
6252 MOONSTONE BEACH DR.,
CAMBRIA, CA 93428
SAN LUIS OBISPO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

OVERALL SITE MAP
1" = 40'

LESSEE PROPOSED DEMISED PREMISE 'A' DESCRIPTION:

ALL THAT PORTION OF THE HERETO DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 19°57'52" W, A DISTANCE OF 109.74 FEET; THENCE S 74°00'07" W, A DISTANCE OF 22.17 FEET TO THE TRUE POINT OF BEGINNING;

- COURSE 1) THENCE S 83°11'33" W, A DISTANCE OF 1.25 FEET TO POINT 'A';
 - COURSE 2) THENCE CONTINUING S 83°11'33" W, A DISTANCE OF 1.25 FEET;
 - COURSE 3) THENCE N 05°55'16" W, A DISTANCE OF 10.00 FEET;
 - COURSE 4) THENCE N 83°11'33" E, A DISTANCE OF 2.50 FEET;
 - COURSE 5) THENCE S 05°55'16" E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
- CONTAINING 25 SQUARE FEET, MORE OR LESS.

LESSEE PROPOSED DEMISED PREMISE 'B' DESCRIPTION:

ALL THAT PORTION OF THE HERETO DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 80°49'51" W, A DISTANCE OF 107.10 FEET; THENCE N 04°10'09" W, A DISTANCE OF 46.27 FEET TO THE TRUE POINT OF BEGINNING;

- COURSE 1) THENCE S 85°50'46" W, A DISTANCE OF 5.58 FEET;
 - COURSE 2) THENCE N 04°10'21" W, A DISTANCE OF 7.58 FEET;
 - COURSE 3) THENCE N 85°50'46" E, A DISTANCE OF 5.58 FEET;
 - COURSE 4) THENCE S 04°10'21" E, A DISTANCE OF 7.58 FEET TO THE POINT OF BEGINNING;
- CONTAINING 42 SQUARE FEET, MORE OR LESS.

LESSEE PROPOSED ACCESS & UTILITY EASEMENT RIGHT OF WAY DESCRIPTION:

A 2.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, LYING 1.00 FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

- COURSE 1) THENCE S 06°48'27" E, A DISTANCE OF 5.08 FEET TO POINT 'B' AND THE TERMINUS OF THIS DESCRIPTION;

TOGETHER WITH A 12.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, LYING 6.00 FEET ONE EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'B';

- COURSE 1) THENCE S 13°09'00" W, A DISTANCE OF 14.86 FEET;
- COURSE 2) THENCE S 02°43'50" E, A DISTANCE OF 12.06 FEET TO POINT 'C';
- COURSE 3) THENCE CONTINUING S 02°43'50" E, A DISTANCE OF 54.21 FEET;
- COURSE 4) THENCE S 85°44'34" W, A DISTANCE OF 206.89 FEET TO THE EAST LINE MOONSTONE BEACH DRIVE AND THE TERMINUS OF THIS DESCRIPTION.

LESSEE PROPOSED UTILITY EASEMENT RIGHT OF WAY DESCRIPTION:

A 6.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'C';

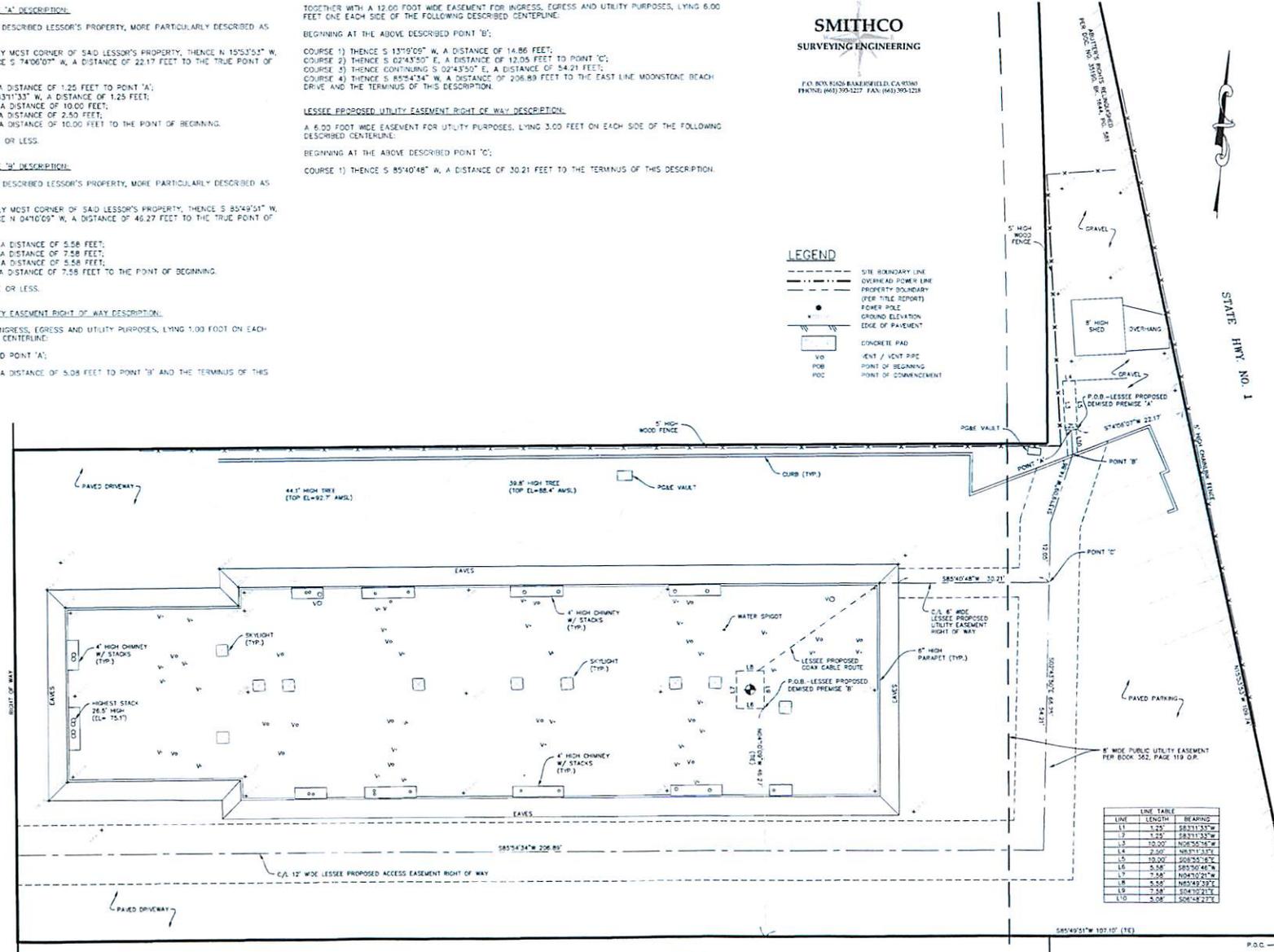
- COURSE 1) THENCE S 85°40'48" W, A DISTANCE OF 30.21 FEET TO THE TERMINUS OF THIS DESCRIPTION.

SMITHCO SURVEYING ENGINEERING

P.O. BOX 5320 BAKERSFIELD, CA 93303
PHONE: (805) 395-5277 FAX: (805) 395-1258

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- FENCE POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- VENT / VENT PIPE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- VO VENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



LINE	LENGTH	BEARING
L1	5.25	S83°11'33\"
L2	1.25	S83°11'33\"
L3	10.00	N05°55'16\"
L4	2.50	N83°11'33\"
L5	10.00	S05°55'16\"
L6	5.58	S85°50'46\"
L7	7.58	N04°10'21\"
L8	5.58	N85°50'46\"
L9	7.58	S04°10'21\"
L10	5.08	S06°48'27\"

ENLARGED SITE PLAN
1" = 10'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/28/14	PRELIMINARY	DL
1	10/28/14	LEASE/ESMITS	SL
2	02/18/15	TITLE REVIEW	SL
3	02/23/15	EASEMENT R/W	DL

SMITHCO JOB NO. 82-320



SDC WIRELESS
3865 AVENUE CENTRAL, SUITE 1408
CAMPBRIA, CA 93608
PHONE (707) 794-2200
FAX (707) 831-0088



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

PRELIMINARY

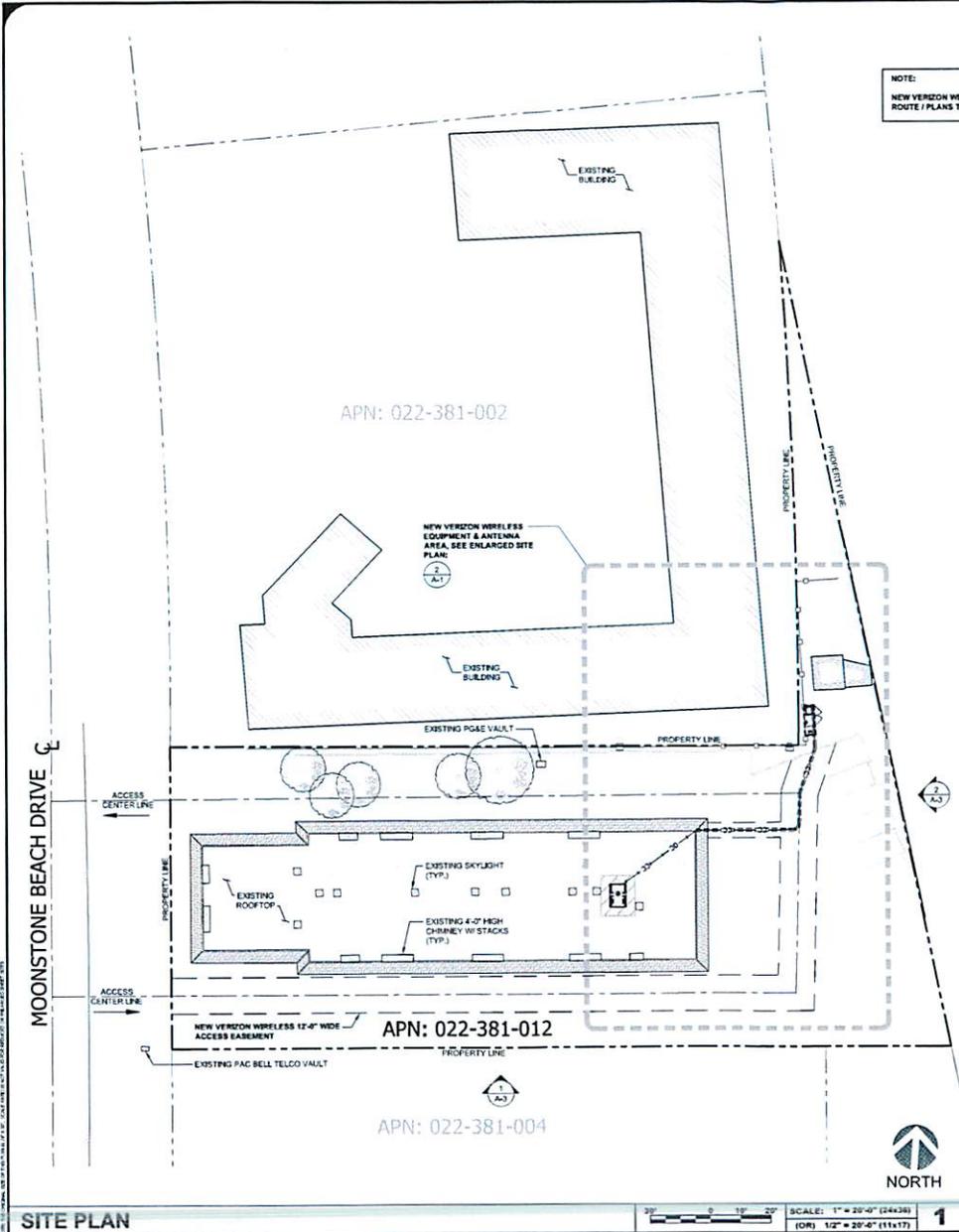
291688
MOONSTONE BEACH SCI

6252 MOONSTONE BEACH DR.,
CAMPBRIA, CA 93428

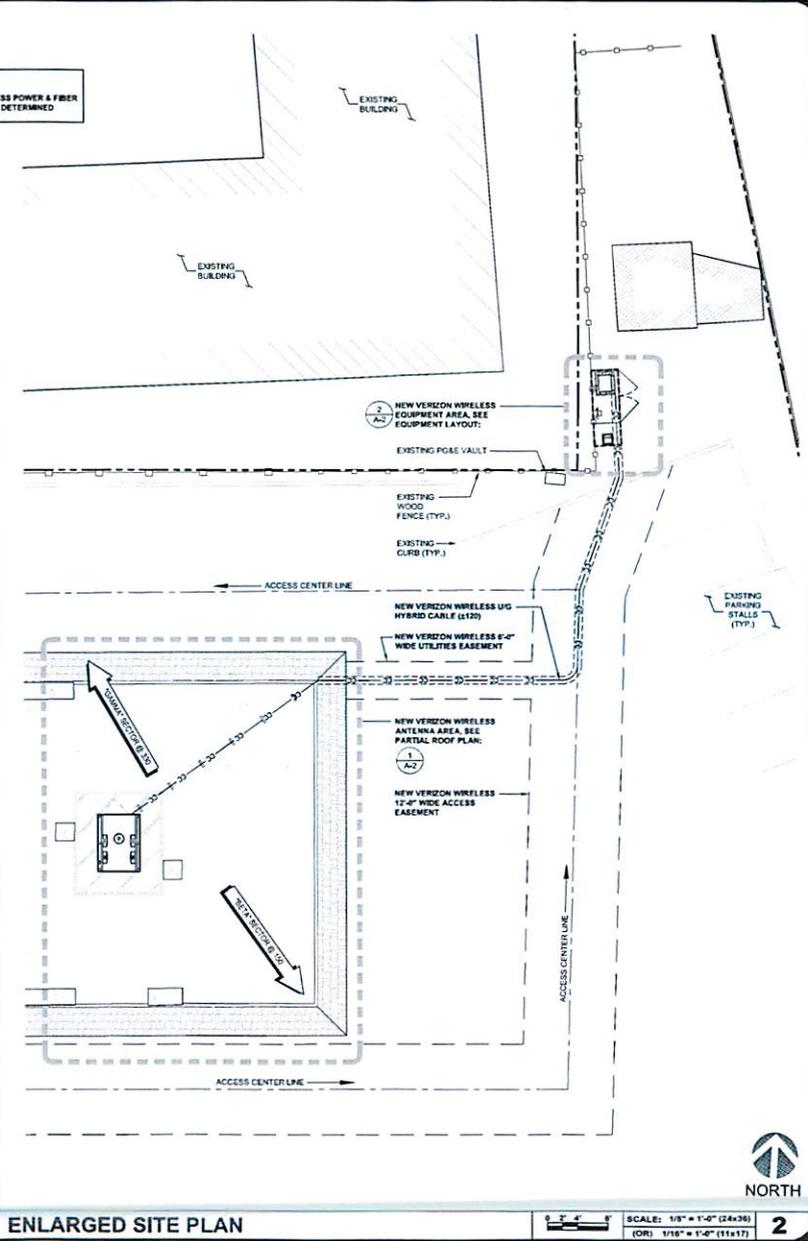
SAN LUIS OBISPO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2



NOTE:
NEW VERIZON WIRELESS POWER & FIBER ROUTE / PLANS TO BE DETERMINED



REV.	DATE	DESCRIPTION	BY
0	10/13/14	90% ZONING	JL
1	10/27/14	95% ZONING	JL
2	03/05/15	100% ZONING	GB

SDC WIRELESS ENGINEERING GROUP
 5845 AVENIDA ENCINAS
 CARLSBAD, CA 92008
 www.sdcw.com
 761.738.6200

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO WIRELESS ENGINEERING GROUP.
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATED TO WIRELESS ENGINEERING IS STRICTLY PROHIBITED.

verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

MOONSTONE BEACH SC1
 PSL # 291688

6252 MOONSTONE BEACH DR.
 CAMBRIA, CA 93428
 LATITUDE: 35° 34' 25.27" N
 LONGITUDE: 121° 06' 43.36" W

SHEET TITLE:
SITE PLANS

A-1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/13/14	90% ZONING	JE
1	10/27/14	95% ZONING	JE
2	03/05/15	100% ZONING	GB



SDC WIRELESS ENGINEERING GROUP
 5858 AVENUE ENRIQUETA
 CARLSBAD, CA 92008
 www.sdcw.com
 TEL: 761.530.0000

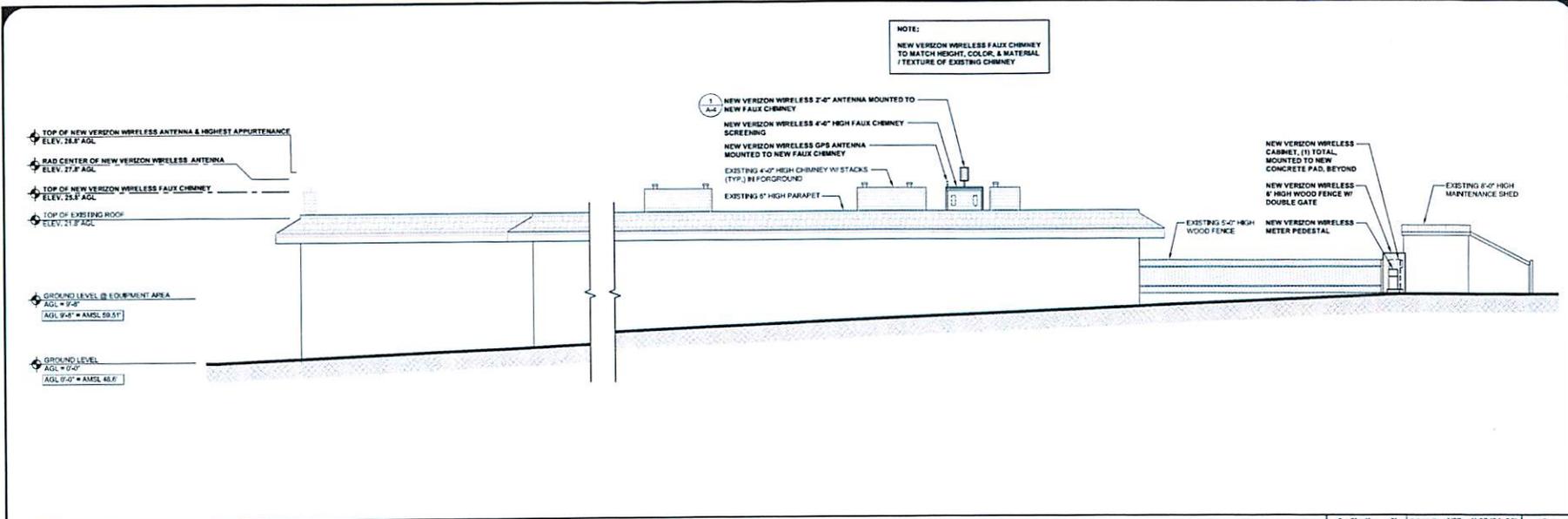
PROPRIETARY INFORMATION
 THIS INFORMATION CONTAINED BY THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

MOONSTONE BEACH SC1 PSL # 291688
 6252 MOONSTONE BEACH DR.
 CAMBRIA, CA 93428
 LATITUDE: 35° 34' 25.27" N
 LONGITUDE: 121° 06' 43.36" W

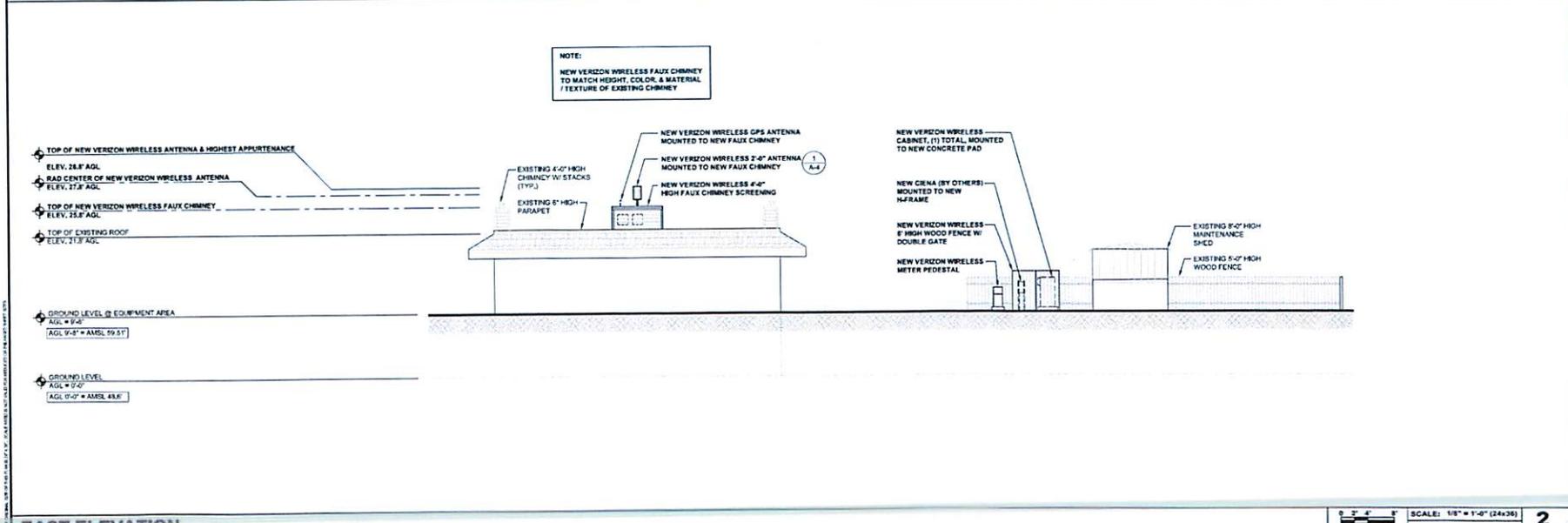
SHEET TITLE:
SOUTH & EAST ELEVATIONS

A-3



SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17) **1**

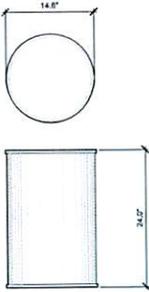


EAST ELEVATION

SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17) **2**

APPENDIX
CW8270X06FY

LENGTH: 24.0"
DIAMETER: 14.0"



ANTENNA DETAIL

SCALE
N.T.S.

1

NOT USED

SCALE
N.T.S.

2

NOT USED

SCALE
N.T.S.

3

NOT USED

SCALE
N.T.S.

4

NOT USED

SCALE
N.T.S.

5

NOT USED

SCALE
N.T.S.

6

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/13/14	90% ZONING	JE
1	10/27/14	90% ZONING	JE
2	03/05/15	100% ZONING	GB



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



MOONSTONE
BEACH SC1
PSL # 291688
6252 MOONSTONE BEACH DR.
CAMBRIA, CA 93428
LATITUDE: 35° 34' 25.27" N
LONGITUDE: 121° 06' 43.35" W

SHEET TITLE:

A-4

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



MOONSTONE BEACH SC1
PSL # 291688
6252 MOONSTONE BEACH DR.
CAMBRIA, CA 93428

SC
WIRELESS
ENGINEERING GROUP
5665 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 790-6200



DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

PHOTOSIMULATION VIEW 1

NEW



MOONSTONE BEACH SC1
PSL # 291688
6252 MOONSTONE BEACH DR.
CAMBRIA, CA 93428



NOTE:
NEW VERIZON EQUIPMENT AREA: (2) CABINETS ON
CONCRETE PAD AND (1) METER PEDESTAL WITHIN
NEW 2'-6" X 10'-0" LEASE AREA (NOT SHOWN)

NEW VERIZON WIRELESS ANTENNA
MOUNTED TO NEW FAUX CHIMNEY
SCREENING



EXISTING



PHOTOSIMULATION VIEW 2



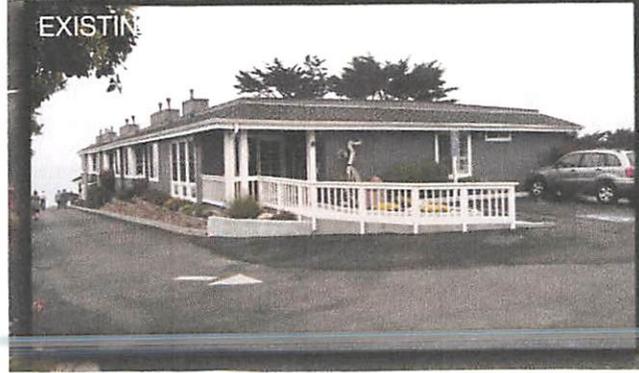
MOONSTONE BEACH SC1
PSL # 291688
6252 MOONSTONE BEACH DR.
CAMBRIA, CA 93428

SD
WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200

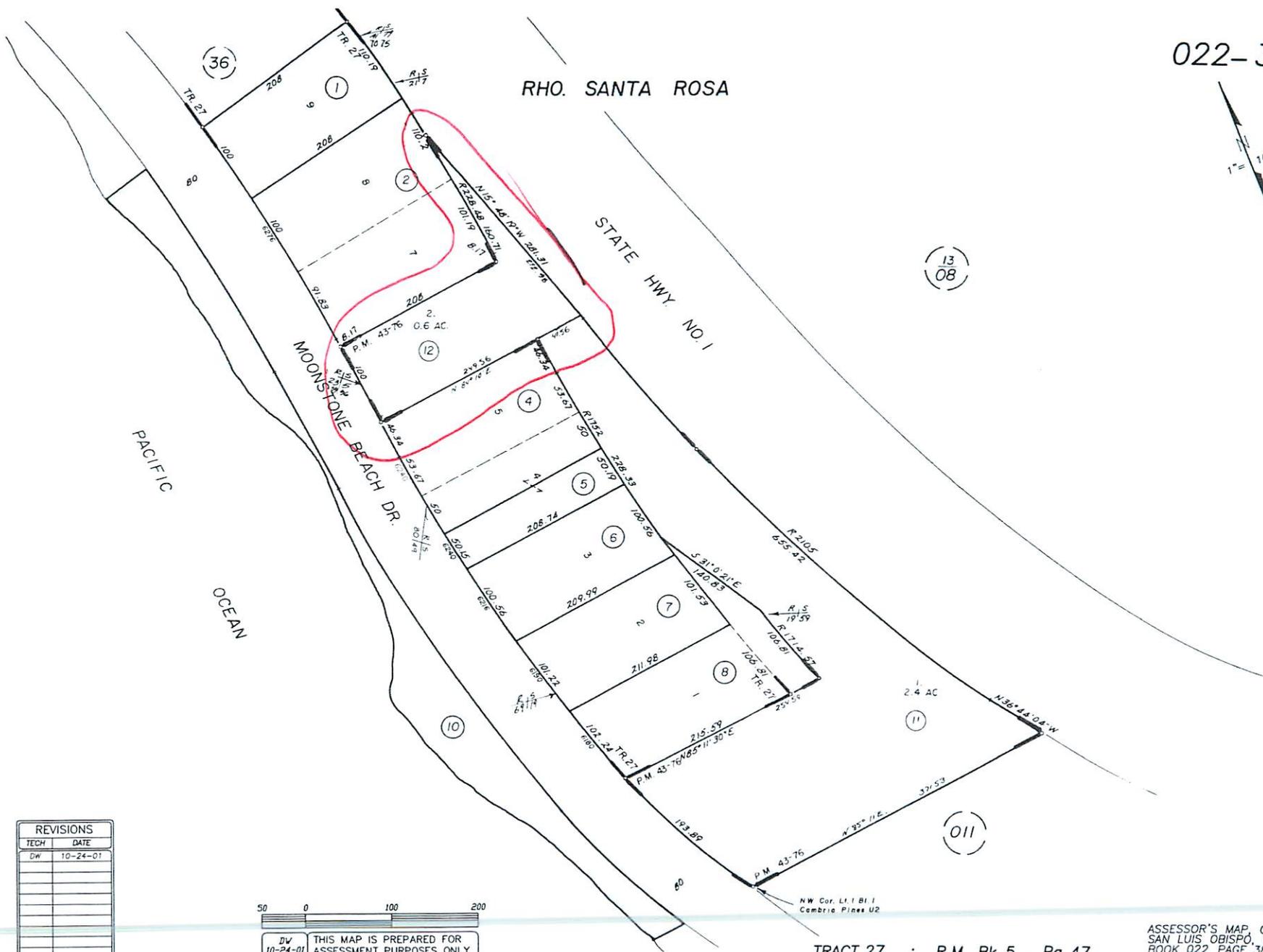


NEW VERIZON WIRELESS ANTENNA
MOUNTED TO NEW FAUX CHIMNEY
SCREENING

NOTE:
NEW VERIZON EQUIPMENT AREA: (2) CABINETS ON
CONCRETE PAD AND (1) METER PEDESTAL WITHIN
NEW 2'-6" X 10'-0" LEASE AREA (NOT SHOWN)



EXISTING



(36)

(13)
08

(011)

REVISIONS	
TECH	DATE
DW	10-24-01



DW 10-24-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

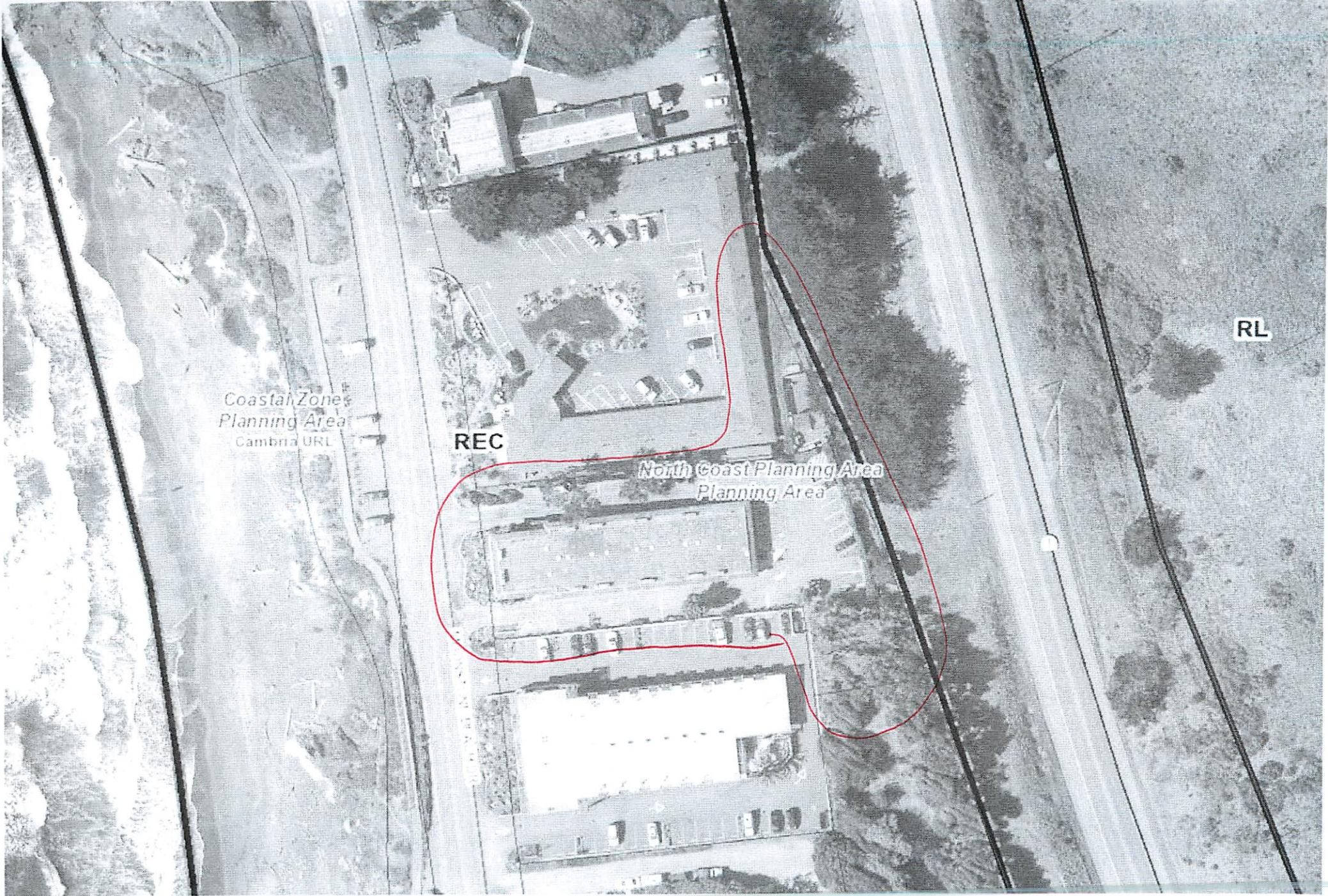
TRACT 27 ; R.M. Bk. 5 , Pg. 47.

Coastal Zone
Planning Area
Cambria URL

REC

North Coast Planning Area
Planning Area

RL





Parcel Summary Report For Parcel # 022-381-012

3/27/2015
4:07:24PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN BLACKS HATCHERY & TURKEY FARMS INC
PO BOX 486 PASO ROBLES CA 93447-0486

Address Information

Status Address
06252 MOONSTONE BEACH DR CAMB

Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
022381	012	0001	Cambria	North Coast P	VSA	CAZ	CSC	N		
COAL87-	209	0002	Cambria	North Coast P	REC	LCP	AS	Y		

Parcel Information

Status Description
Active PM 43/76 PAR 2

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)
CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21



Parcel Summary Report For Parcel # 022-381-012

3/27/2015
4:07:24PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

D870347D APP Primary Parcel

Description:

CONSTRUCT 23 UNIT MOTEL W/CARETAKERS

DRC2014-00120 REC Primary Parcel

Description:

WIRELESS COMMUNICATION FACILITY ON EXISTING BUILDING WITH ONE ANTENNA, FOUR RRUS, TWO RAYCAPS, TWO EQUIPMENT CABINETS, ONE GPS ANTENNA AND ONE METER PEDESTAL.

P010413Z APP Primary Parcel

Description:

DBA SAND PEBBLES INN

PRE2009-00021 REC Primary Parcel

Description:

ON SITE MEETING WITH AIRLIN SINGEWALD AND TRICIA KNIGHT

ZON2006-00553 APV Primary Parcel

Description:

BUS. LIC. FOR HOTEL/MOTEL NAME CHANGE ONLY

G830007N DEN Related Parcel

Description:

LU LRGER SETBACKS IN REC/ MOONSTONE DRIV